



Town of Wyoming  
Council Meeting Minutes  
Wyoming Municipal Building  
December 4, 2017, 7:30 P.M.

**REGULAR TOWN COUNCIL MEETING**

CALL TO ORDER – Vice-Mayor Doug Denison called the Meeting to order at 7:30 p.m.

PLEDGE OF ALLEGIANCE – Vice-Mayor Doug Denison

MOMENT OF SILENCE – Vice-Mayor Doug Denison

ROLL CALL

Council attending: Vice-Mayor, Doug Denison; Treasurer, Kyle Dixon; Secretary, Jonny Johnson; and Council Person Carlen Kenley

Council absent: Mayor, Dale Rife

Staff attending: Laura Connor, Town Clerk and Richard Snyder, Building Inspector

Audience attending: Cheryl Kenley, Joyce Stocklager and Seth Greenberg

*Mr. Dixon moved with a second from Mr. Johnson to excuse Mayor Rife from the meeting due to illness. Mr. Denison, Mr. Dixon, Mr. Johnson, Mr. Kenley, Aye. None Opposed. Motion carried.*

PUBLIC COMMENTS

- Mr. Winchell stated that Camden Wyoming Sewer and Water solar panel discussions is just a roomer. He stated that this project is just an idea and does not know at this time if any progress will be made.

ADOPTION OF AGENDA

*Mr. Dixon moved with second by Mr. Johnson to adopt the agenda as published. Mr. Denison, Mr. Dixon, Mr. Johnson, and Mr. Kenley, Aye. None Opposed. Motion carried.*

## ANNOUNCEMENTS – GOOD NEWS

- Mrs. Connor stated that the flags for Camden Wyoming Avenue will arrive on Wednesday and should be displayed soon
- Mrs. Connor provided an update on the Maintenance Building – we are currently waiting on the inspection from the Fire Marshal
- Mr. Dixon stated that he was very impressed with Meet with Santa event that took place last weekend. He stated that it was very well attended.

## CORRESPONDENCE

- Correspondence is available in Town Hall for anyone interested.

## ADOPTION OF PREVIOUS MEETING MINUTES

The following minutes were presented:

- November 6, 2017, Town Council Meeting
- November 7, 2017, Special Meeting
- November 7, 2017, Executive Session
- November 13, 2017, Public Hearing
- November 13, 2017, Special Meeting

*Mr. Dixon moved with a second by Mr. Johnson to approve the November 6, 2017, Town Council Meeting minutes as presented. Mr. Denison, Mr. Dixon, Mr. Johnson, Mr. Kenley, Aye. None Opposed. Motion carried.*

*Mr. Johnson moved with a second by Mr. Dixon to approve the November 7, 2017, Special Meeting minutes as presented. Mr. Denison, Mr. Dixon, Mr. Johnson, Mr. Kenley, Aye. None Opposed. Motion carried.*

*Mr. Dixon moved with a second by Mr. Kenley to approve the November 7, 2017, Executive Session Meeting minutes as presented. Mr. Denison, Mr. Dixon, Mr. Johnson, Mr. Kenley, Aye. None Opposed. Motion carried.*

*Mr. Dixon moved with a second by Mr. Johnson to approve the November 13, 2017, Public Hearing minutes as presented. Mr. Denison, Mr. Dixon, Mr. Johnson, Mr. Kenley, Aye. None Opposed. Motion carried.*

*Mr. Dixon moved with a second by Mr. Kenley to approve the November 13, 2017, Special Meeting minutes as presented. Mr. Denison, Mr. Dixon, Mr. Johnson, Mr. Kenley, Aye. None Opposed. Motion carried.*

## NEW BUSINESS

- Community Development Block Grant
  - Guidelines and Application Package is available through Delaware State Housing Authority. If there is interest, a public hearing will be held next month.

- Code Purple at Wyoming Methodist Church
  - Communicating that this is going on so all are aware
- Public Nuisance
  - 8 S. Layton Avenue
  - 10 S. Layton Avenue
  - 12 S. Layton Avenue

Mr. Snyder provided a brief summary of the current status of each property. 8 S. Layton = has cleaned up most of the property; still needs to repair 3 windows; using the Bank's property for firewood that is still to be moved. 12 S. Layton = a stop work order was issued, but work is still being done and owner has requested a building permit but it will not be issued until public nuisance is resolved. 10 S. Layton = has started cleaning up, but there is still work to be done.

It was clarified that if public nuisances are issued and are not completed in time requested, we can hire someone to clean them up and charge the cost to the property tax bill.

- Resolution Declaring a Public Nuisance to Exist at 8 S. Layton Avenue

Mr. Denison read the resolution and the reasons identified.

Public Comments: Mr. Shaffer asked if he cleans up what are the intentions of the property. The intentions are not clear at this point. Chief Willey referenced another property within town limits and asked if the hole currently on the property is a liability to the town.

Council Comments: Mr. Johnson asked if we can table this subject if not all are in agreement. It was suggested that we continue so we can have the clock start ticking and make progress cleaning up these properties.

*Mr. Dixon moved with a second by Mr. Johnson to adopt the Resolution Declaring a Public Nuisance to Exist at 8 S. Layton Avenue. Mr. Denison, Mr. Dixon, Mr. Johnson, Mr. Kenley, Aye. None Opposed. Motion carried.*

- Resolution Declaring a Public Nuisance to Exist at 10 S. Layton Avenue

Mr. Denison read the resolution and the reasons identified.

Public Comments: None

Council Comments: Mr. Johnson stated that he is trying to clean up his property.

Mr. Snyder responded to Mr. Johnson and stated that the owner just started cleaning things up this past weekend.

*Mr. Dixon moved with a second by Mr. Kenley to adopt the Resolution Declaring a Public Nuisance to Exist at 10 S. Layton Avenue. Mr. Denison, Mr. Dixon, Mr. Kenley, Aye. None Opposed. Mr. Johnson did not vote. Motion carried.*

- Resolution Declaring a Public Nuisance to Exist at 12 S. Layton Avenue

Mr. Denison read the resolution and the reasons identified and clarified that filling in the large hole is listed

Mr. Snyder questioned if the building permit should be issued. It was clarified that the building permit will not be issued until the Public Nuisance is resolved.

Council Comments: Mr. Dixon stated that he started with without a valid permit and the hole is to be filled in before the permit will be issued. Mr. Denison asked if there is a Landlord/Rental application issued – it is unknown and Mrs. Connor will follow up.

*Mr. Johnson moved with a second by Mr. Dixon to adopt the Resolution Declaring a Public Nuisance to Exist at 12 S. Layton Avenue. Mr. Denison, Mr. Dixon, Mr. Johnson, Mr. Kenley, Aye. None Opposed. Motion carried.*

Mr. Snyder asked if he could go ahead and provide his status report. All agreed.

## BUILDING INSPECTOR REPORT

- Mr. Snyder indicated at things are slowing down for the season. He indicated that he caught a contractor performing roof repair on S. Layton Avenue with no license or permit. There were several abandon vehicles identified recently, but all were resolved prior to towing.
- Mr. Kinley asked Mr. Snyder about the abandon pool in Wyoming Mills. Mr. Snyder explained the process and indicated that a Public Nuisance could be issued but we need to follow the appropriate steps. It was requested for Richard to proceed.

## UNFINISHED BUSINESS

- Upgrading server storage and three (3) desktop computers
  - Mrs. Connor described the reasons for this request.
  - Mr. Neese, CW Fire Department, stated that they now lease their computers and are very happy with the service they receive
  - Mr. Kenley asked if we could get more options
  - Mr. Denison wants to be able to ask more questions to potential vendors
  - Chief Willey stated that he has extra memory and Mr. Johnson stated that he may have extra as well.
- 46 S. Mechanic Street
  - Property is still owned by Carrington Mortgage Services. No updates on demolishing are available.

- 48 S. Mechanic Street
  - The auction site that has this property listed is currently taking bids.

#### TREASURER'S REPORT

- Mr. Dixon presented Balances and Check Register for November for Council to review. The Profit and Loss reports are still not available.

*Mr. Johnson moved with a second from Mr. Kenley to approve the reports presented subject to audit. Mr. Denison, Mr. Dixon, Mr. Johnson, Mr. Kenley, Aye. None opposed. Motion carried.*

#### POLICE REPORT

- Chief Willey present report for November
- He indicated that the 2 criminal arrests were due to domestic incidents and that the previous months report was mostly due to domestics as well.
- Mr. Denison thanked Chief Willey and the police department for the well-attended Santa event held on December 2<sup>nd</sup>.
- Chief Willey indicated that he has other things in the works for Spring.

#### FIRE COMPANY REPORT

- Mr. Neese presented the report for November
- He stated that Santa has been riding around town on a firetruck
- Mr. Neese presented a report from State Auditor Thomas Wagner that shows the savings volunteer fire departments save the State of Delaware.
- Mr. Neese also presented a letter that describes how the fire department is funded
- He indicated that they have installed solar panels that will save in the electric bill
- He reminded everyone of the Wreaths Across America event scheduled for Thursday, December 14<sup>th</sup> at noon and confirmed the Camden and Wyoming Police Chiefs would be escorts

#### C/W SEWER & WATER REPORT

- Mr. Quinn was in attendance, but had nothing to report
- He would like to wish everyone a Merry Christmas
- It was questioned if they would be servicing the area where all of the construction is on the highway. Mr. Quinn indicated that it was unknown at this time, but they were required to move water lines during construction
- Mr. Quinn did indicate that a retainer was received and there was no objection.

#### PLANNING & ZONING

- Mr. Greenberg indicated that there would not be a scheduled P&Z meeting in December. There is discussion on having a Special Meeting but it is not yet confirmed.

## PARK/STREET REPORT

- Mrs. Connor stated that she was informed of construction scheduled on Southern Boulevard on and near the railroad tracks. The upcoming weather will determine the length of time for road closures and detours

CALENDAR OF EVENTS – Tentative schedule of meetings. Please check with Town Hall for any changes or cancellations.

- CWSWA, 12/12/17, 7:00 p.m., CWSWA Office
- Planning & Zoning Meeting, no meeting in December
- Town Council Meeting – 01/08/17, 7:30 p.m., Municipal Building

## PUBLIC COMMENTS

- Mr. Greenberg asked the latest status of the lawsuit. It was communicated that it will be dropped 60 days after November 20, 2017 (date posting was in newspaper)
- Mr. Winchell requested to move Reports after approving Minutes so if members need to leave they can. He also thanked Council for the re-appointment to CWSWA Board.

## COUNCIL COMMENTS

- Mr. Johnson asked the status of the Buffalo Stampede event. It was communicated that the event was not until July, so they have some time.

## PUBLIC COMMENTS

- Erin Greenberg asked how long has the hole been at 12 S. Layton. It was commented not very long – one of the reasons for the Public Nuisance. She also indicated that she sent a “contact form” through the website and does not think it is working correctly.

*Mr. Johnson moved with a second by Mr. Dixon to adjourn the meeting. Mr. Denison, Mr. Dixon, Mr. Johnson, Mr. Kenley, Aye. None opposed. Motion carried.*

The meeting adjourned at 9:16 p.m.

Laura Connor  
Town Clerk